

Florence, New Jersey 08518-2323
September 5, 2013

A special meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Vice Chair Lutz called the meeting to order at 7:00 p.m. followed by a salute to the flag.

Vice Chair Lutz then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

| | |
|----------------|---------------------------------------|
| Tim Lutz | Council Representative Ted Lovenduski |
| James Molimock | Mayor Craig Wilkie |
| Wayne Morris | Ray Montgomery |
| Thomas McCue | |

ALSO PRESENT: Solicitor David Frank
Planner Barbara Fegley
Engineer Lee Phillips

ABSENT: William Federico, Mildred Hamilton-Wood

RESOLUTIONS

There were no resolutions at this time.

MINUTES

There were no minutes at this time.

CORRESPONDENCE

There was no correspondence at this time.

APPLICATIONS

Vice Chair Lutz called for Application PB#2013-06 for NFI Real Estate. Applicant is requesting Amended Final Major Site Plan with bulk variances for property located at Route 103 North, Florence Township. Block 160.01, Lots 2.01, 2.03 & 2.04.

John Gillespie of Parker McCay appeared to represent NFI Real Estate and The Four B's. He introduced Joe Mancini of Taylor Wiseman & Taylor. Mr. Mancini displayed exhibits for the Board. Mr. Gillespie reminded the Board that the project was approved some years ago for three buildings. The proposed building is Building C. The application reduces the building size by about 5,000 square feet. It is the building that is

in the rear of the property. Because of the nature of the building and the changes needed to meet the tenant's needs, there must be some lot line changes. It is minor subdivision application. There are a couple of variances required but they are internal to the site, so no adjacent property owners will be affected. He thanked everyone for being so accommodating and helpful.

Mr. Mancini was sworn in by Solicitor Frank. He has appeared before the board many times and was accepted as an expert. Michael Landsburg of NFI Real Estate was sworn in.

Mr. Gillespie said the application includes some submission waivers. He believed the Board professionals had no objections to the requests. Engineer Phillips said he had no objections to granting the waivers. He suggested declaring the application complete. Planner Fegley concurred.

It was the Motion of Wilkie, seconded by Molimock to deem the application complete.

Upon roll call the Board voted as follows:

YEAS: Lutz, Molimock, Morris, Lovenduski, Wilkie, Montgomery, McCue

NOES: None

ABSENT: Federico, Hamilton-Wood

Mr. Gillespie said there would be 201,780 square feet of main building and 19,209 square feet of office space. The original approval called for 97 trailer spaces. The end user for this project does not need any. Instead of having 56 dock doors there will only be 14. Cars on the site will increase because of the estimated 700 employees. The applicant would like to change the size of the parking stalls. They feel the cars are more desirable than the tractor trailers another user might have required.

Mr. Mancini said the building will be a little wider and shorter. There is a proposed future warehouse expansion. The first phase of building C is 220,989 square feet. Mr. Mancini referred to a new color site plan rendering. Solicitor Frank entered the exhibit into evidence. In earlier plans there was trailer parking, this rendering shows the car parking. The plans call for 624 parking spaces for cars and 14 loading docks. There is a two-story office space that is about 38,000 square feet. The use of the building is going to be much less intensive. There was a sound barrier wall proposed in the first approval. There will be a barrier put in place and a visual screen wall. The site will be enclosed with an 8' high chain link fence for security. The security is part of the reason for the lot line change. The line change makes it possible for the site to be self-contained. Overall, the site still complies. A previously granted variance was eliminated because of the line change. The applicant would like to have smaller parking spaces mixed with the regular sized spots. The applicant would also to have six additional externally lit directional signs. The purpose is to direct traffic to the property and help cars navigate the campus. The signs are within the campus boundaries and meet all other requirements including setbacks. Mr. Mancini said the applicant has no objections to any of the comments made in the professional's reports.

Solicitor Frank inquired about the barrier wall. Mr. Mancini believed it would go all the way to the property line. The intention is to extend it as far as possible. But for a period of time there does need to be some space to build Building C. The barrier wall will cover the truck port.

Planner Fegley wanted to know if there were going to be logos on the signs. Mr. Mancini confirmed that there would be. Planner Fegley noted that the signs are not only directional. Mr. Mancini said the signs are approximately 50 square feet. Mr. Landsberg said the intention of the signs is similar to signs in other industrial parks; they are a combination of identifying the tenants in the park and directing traffic to them. They are not large signs.

Planner Fegley inquired about parking. Mr. Mancini said the parking is generated by the employees. There will be about 700 employees total in three shifts. There are about 400 employees on the first shift.

Engineer Phillips asked about the future expansion. Mr. Mancini said the expansion will only be for warehouse space, not more office space. Engineer Phillips asked if the road was adequate to handle the project and possible expansion. Mr. Mancini said the road is 48 ft. wide and it will be able to handle the traffic. Mayor Wilkie said there was a traffic study performed when the site was originally designed.

Solicitor Franks asked if there is going to be a mounted sign. It was confirmed that there will be a sign mounted to the façade. Solicitor Frank concurred that because of the location of the façade sign, the additional directional signs were needed.

Engineer Phillips asked about loading and shipping at the building. Mr. Landsburg explained that the docks on the shipping and receiving sides of the building are on the exterior façade of the building and the trucks back up to the building and hook up to the doors. Mr. Gillespie said the original approval was for 56 bay doors and two drive-in doors. The new plan calls for 14 bays and two drive-in doors.

Member Morris asked if there will be a designated location for recycling and garbage containers. Mr. Mancini said there will be an area for a dumpster. He does not know what the recycling program will be. The trash dumpster will be along one of the dock areas.

Engineer Phillips asked if emergency vehicles have access to the site. Mr. Landsberg said the applicant met with the fire department and there is full access to the building. Engineer Phillips inquired about the phantom parking spaces in the plan. Mr. Mancini said they were eliminated but were still showing on this plan. The total number of parking spaces for the entire park is 1,105. Vice Chair Lutz inquired about the fence and the berm. Engineer Phillips said the berm was approved. Mr. Landsberg said the berm is outside the fence line. He said there should not be a maintenance issue.

Engineer Phillips said most of the points raised in his report were discussed. He reviewed the variances that were required. His concern with stormwater control was that it was not clear how the water would be handled at the expanded area. He suggested installing inlets during initial construction. The applicant will be sure the drainage is appropriate early on in the project. Engineer Phillips said the pipe inverts need to be shown on the plan.

Engineer Phillips confirmed with the applicant that the facilities work hours will be shifts, 24 hours a day. He asked about exits from the building. Mr. Landsburg said there will be emergency exits with a landing. It will all be to code. Engineer Phillips confirmed that the lighting was revised and the applicant is using LED lighting.

Engineer Phillips noted there is a chain link fence that is 8' high and without barbed wire. He requested more detail on what the material will be. He also requested more information on the sound barrier. The performance guarantee will be in place initially and he would like money set aside for a nighttime sound check when the barrier is done. Mr. Mancini said the project will adhere to the requirements for sound. The buildings are designed and placed on the site to keep sound in. The sound wall is about 18' high. The material would be similar to the buildings, like the sound barriers along a highway.

Planner Fegley wanted to know when the expansion would occur. Mr. Landsburg said with these projects it is hard to know. Planner Fegley was concerned about some of the parking spaces. The applicant agreed to look at the parking and see if changes could be made. Planner Fegley asked about the westerly fence. The applicant said that the frontage fence would be more of an architectural, nicer looking fence. The rest will be vinyl coated chain link.

Member Montgomery asked for clarification on the front fence. The applicant said it will be a more attractive looking fence.

Planner Fegley confirmed that the applicant is willing to work with the professionals regarding landscaping.

Member Morris explained that since the building is 340' long he would like to see a fire door along the wall. Mr. Landsburg said it will be incorporated as the design progresses.

It was the Motion of Montgomery, seconded by Morris to open the meeting to the public regarding application PB#2013-06. All ayes.

Seeing no one wishing to be heard, it was the Motion of Morris, seconded by McCue to close the public portion. All ayes.

Solicitor Frank explained there are two different applications; one is for a subdivision with variance and the other is to amend the previous site plan for Building C. There are some bulk variances and design issues involved. He suggested attending to the two components of the application separately.

It was the Motion of Lovenduski, seconded by Montgomery to approve the minor subdivision as noted.

Upon roll call the Board voted as follows:

YEAS: Lutz, Molimock, Morris, Lovenduski, Wilkie, Montgomery, McCue
NOES: None
ABSENT: Federico, Hamilton-Wood

It was the Motion of Lovenduski, seconded by Montgomery to approve the amended final site plan with bulk variances.

Upon roll call the Board voted as follows:

YEAS: Lutz, Molimock, Morris, Lovenduski, Wilkie, Montgomery, McCue
NOES: None
ABSENT: Federico, Hamilton-Wood

Solicitor Frank said he prepared a memorializing resolution to move the application along. As a result of this evening's hearing, there are some minor changes to be made. He outlined the resolution and pointed out changes concerning parking, the number of doors for loading and the removal of the phantom parking spaces. He also added the exhibits that were presented during the hearing and a back-up generator that is being added. He also noted the partial construction of the barrier wall and that the building will be surrounded by an 8' high fence with ornamental fencing along the front. He noted that in support of the internal directional signs, the applicants offered rationale proving that the signs would safely direct vehicles to the building.

Upon roll call the Board voted as follows:

YEAS: Federico, Hamilton-Wood, Lutz, Molimock, Morris, Lovenduski, Wilkie
NOES: None
ABSENT: McCue, Montgomery

OTHER BUSINESS

It was the Motion of Lutz, seconded by Federico, to open the meeting to the public. Seeing no one, it was the Motion of Lutz, seconded by Federico to close the public comments. All ayes.

Motion of Federico, seconded by Morris to adjourn at 8:28 p.m.

Wayne Morris, Secretary

WM/ak